

## **FACTSHEET**

**TITLE:** SPECIAL PERMIT NO. 1870A, STEVENS CREEK RIDGE 1<sup>ST</sup> ADDITION COMMUNITY UNIT PLAN, requested by Brian D. Carstens and Associates on behalf of Gerry and Dianne Krieser, for 10 single family residential acreage lots, on property generally located at North 134<sup>th</sup> Street and Holdrege Street.

**STAFF RECOMMENDATION:** Conditional Approval.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda: May 12, 2004  
Administrative Action: May 12, 2004

**RECOMMENDATION:** Conditional Approval (8-0: Carlson, Carroll, Larson, Marvin, Pearson, Sunderman, Bills-Strand and Taylor voting 'yes'; Krieser declaring a conflict of interest).

### **FINDINGS OF FACT:**

1. This community unit plan and the associated Stevens Creek Ridge 1<sup>st</sup> Addition Preliminary Plat No. 04009 were heard at the same time by the Planning Commission.
2. This is a request to expand an approved preliminary plat and community unit plan of 115 acres consisting of 5 single family acreage residential lots. This application proposes to add 75 acres in area and 5 additional single family acreage lots, for a total of 10 lots on 190 acres.
3. The staff recommendation to approve the community unit plan, with conditions, is based upon the "Analysis" as set forth on p.4-5, concluding that the lots in the area of Holdrege Street are an expansion of an existing approved plat and community unit plan, utilizing the built layout. Lots 9 and 10 at the north end of the community unit plan reflect opening a new area and should be deferred until build-through is in place or added to the lots at the south end of the development. Staff has reached agreement with the applicant that both Lots 9 and 10 be removed at this time; that the full density for 10 lots may be approved, but that Lots 9 and 10 can be added administratively at a later date, either built according to the build-through standards or relocated.
4. On May 12, 2004, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
5. On May 12, 2004, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend conditional approval, as set forth in the staff report dated May 3, 2004. On May 12, 2004, the Planning Commission also voted 8-0 to adopt Resolution No. PC-00863, approving the associated Stevens Creek Ridge 1<sup>st</sup> Addition Preliminary Plat No. 04009.
6. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been satisfied and the revised site plan, grading plan and street profiles are attached (p.10-12).

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** June 7, 2004

**REVIEWED BY:** \_\_\_\_\_

**DATE:** June 7, 2004

**REFERENCE NUMBER:** FS\CC\2004\SP.1870A

**LINCOLN CITY/LANCASTER COUNTY PLANNING DEPARTMENT**  
**for May 12, 2003 PLANNING COMMISSION MEETING**

**P.A.S.#:**      **Stevens Creek Ridge 1<sup>st</sup> Add**  
**Special Permit #1870A, Community Unit Plan**  
Preliminary Plat #04009

**Note:** This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**PROPOSAL:**      Brian D. Carstens, on behalf of Gerry and Dianne Krieser, has applied for an expansion of a Special Permit and Preliminary Plat for a 10 lot Community Unit Plan generally located at 134th Street and Holdrege Street.

**LOCATION:** N. 134<sup>th</sup> Street and Holdrege.

**WAIVER REQUESTS:**

1.      Sidewalks
2.      Street trees
3.      Street lighting
4.      Landscape screens.
5.      Block length

**LAND AREA:** 190.00 acres, more or less

**CONCLUSION:** The lots in the area of Holdrege are an expansion of an existing approved plat and Community Unit Plan, utilizing the built layout. Lots 9 and 10 at the north end of the CUP reflect opening a new area and should be deferred until build - through is in place or added to the lots at the south end of the development.

**RECOMMENDATION:**

**Special Permit #1870A**  
Preliminary Plat # 04009

**Conditional Approval**  
Conditional Approval

Waivers

- |                             |          |
|-----------------------------|----------|
| 1.      Ornamental lighting | Approval |
| 2.      Sidewalks           | Approval |
| 3.      Street trees        | Approval |
| 4.      Landscape screens   | Approval |
| 5.      Block length        | Approval |

## **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 13 I. T., and all of Stevens Creek Ridge Addition located in the East one half of Section 17, Township 10 North, Range 8 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

**EXISTING ZONING:** AG Agriculture with a Community Unit Plan on the souther portion.

**EXISTING LAND USE:** Farming and acreage cluster.

**SURROUNDING LAND USE AND ZONING:** Agriculture, zoned AG on all sides. Larson Subdivision, consisting of pre - 1979 acreages, 1/4 mile to the west. LES Transmission line on the west boundary. One single family residence abutting at the southwest corner and one single family residence to the southeast. Utility substation to the northwest.

**HISTORY:** Stevens Creek Ridge CUP and Preliminary Plat was approved by the City Council on February 12, 2001 and by the County Board on February 6, 2001. All of this area has since come into the City 3 miles jurisdiction. Changed from AA Rural and Public Use to AG Agriculture zoning in the 1979 zoning update.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Comprehensive Plan shows this area as Agriculture, Tier III. A cluster is permitted by special permit in the AG district. In relation to clustering in the Agriculture area, the Comprehensive Plan states:

“New ‘urban acreage’ development should only be permitted in Tier II and Tier III area of Lincoln and near towns under higher design standards based upon a “buildthrough” model and without use of sanitary improvement districts. The “build through” design standards should address, along with other items deemed necessary to the study:

- a preliminary plan lot layout that accommodates first phase low density acreages with rural water and sewer systems. The preliminary plat would also show future lot splits as a second phase to permit the urban infrastructure to be built through and urbanization to occur if and when annexed by a city or town is deemed appropriate. The future lot splits will increase density in an urban form and provide income to property owners to defray the increases in city taxes, services and infrastructure costs;
- a lot layout that meets the various elements of the Comprehensive Plan; and
- a development agreement that runs with the land and acknowledges that the acreage development (i) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.

When the independent study to quantify and qualify the positive and negative economics of acreage development is completed, the county should determine if an impact fee or other development exactions are needed to be sure acreage development is paying its "fair share" of costs. The study should include a review of policy issues and options such as the build-through concept, lot size, acreage standards, acreages and town relationships, acreages and sensitive areas, agriculture, acreage clusters, desired acreage population, acreage size and land use consumption and AGR zoning. (page F79)

### **SPECIFIC INFORMATION:**

**UTILITIES:** Individual waste water systems are proposed. Lagoons will be permitted if percolation tests do not allow sub surface fields. Cass County Rural Water is proposed.

**TOPOGRAPHY:** Rolling, drainage exiting to the west.

**TRAFFIC ANALYSIS:** Holdrege Street is a paved county road. 134<sup>th</sup> and Adams are gravel county roads.

**PUBLIC SERVICE:** This area is served by the Southeast Rural Fire District, the station is located at 84<sup>th</sup> and Holdrege, approximately 2 ½ miles west. This is in the LES District. This is in the Waverly Public School District.

**REGIONAL ISSUES:** City growth and development of Stevens Creek. The East Middle beltway corridor option goes along the west edge of this site. The Stevens Creek Basin Planning Initiative Study is currently underway.

**ENVIRONMENTAL CONCERNS:** There are no historic resources identified in this parcel. There are two farm ponds with associated wetlands on Outlot 'A'. There is no FEMA 100 year flood plain. A drainage swale bisects the site at the ½ section line from east to west. The soil rating is 4.2 on a range of 1 to 10 where 1 to 4 are prime agriculture land. This is very good but not prime ag land. The "cluster" is locating the lots on the lower value land of 5 or more and is preserving the prime land of 4 or better for farming purposes.

**ALTERNATIVE USES:** Agriculture and the five existing approved dwelling units plus four on twenty acre parcels on the adjoining "80".

### **ANALYSIS:**

1. This is a request to expand an approved Preliminary Plat and Community Unit Plan of 115 acres for 5 single family, acreage size, residential lots to add 75 acres in area and 5 additional single family, acreage residential lots, for a total of 10 lots on 190 acres. The applicant is proposing a private, paved, internal street, Cass County rural water service, individual waste disposal and three outlots, one for the road, one for future access to the existing residence and one for continued farming. No bonus is being requested.

2. The existing plat and CUP were approved prior to the adoption of the 2025 Comprehensive Plan and the Build - Through report. At the time, not tying up the out lot with a deed restriction by asking for a bonus was an attempt to address future development and build - through options. The previously approved road and lots exist.
3. The applicant is requesting waiver of sidewalks, street trees, street lights, landscape screens and block length. These requests are reasonable as this reflects the rural nature of the area, has lots over one acre in size and will not be annexed at this time, and complies with all considerations of section 26.27.
4. The applicant is requesting a modification of block length. This reflects the retention of farm land (Outlot A) and the LES line and beltway corridor to the west.
5. The County Engineer letter of April 23/29 notes minor revisions.
6. This is adjacent to the east of the EM-1 beltway corridor. No agency has declared a corridor protection zone or moratorium for development in the beltway corridor. Though this is an important element for consideration, it does not, by itself, merit denial or deferral. The proposed lots are 480' or more from the possible corridor location identified to this point. The applicant has shown the potential location of the beltway west of this application. Out lot "C" provides for access to the existing dwelling if the beltway is constructed and if an overpass is constructed on Holdrege at this location.
7. This was previously in split jurisdiction of the City and County but is now solely in the City 3 mile jurisdiction.
8. The density calculations for this area are as follows;  
  
190.00 acres X 0.055 = 10.45 dwellings  
no bonus is requested  
dwellings requested 10
9. The additional lots at the south end are an expansion of an existing CUP in Tier III. The Comprehensive Plan calls for new acreage development to be built to Build - Through requirements. However, this adds three lots to an existing internal road. The Build - Through standards projected for development this summer may have little or no application. However, the two additional lots 9 and 10, at the end, should be platted to Build - Through or relocated to the existing lot development at the south end.
10. Staff have reached agreement with the applicant that both lots 9 and 10 be removed at this time. That full density for ten lots be approved and that lots 9 and 10 can be added administratively at a later date, either built to Build - Through or relocated.

## **CONDITIONS FOR SPECIAL PERMIT #1870A**

### Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)
  - 1.1 Remove Lots 9 and 10 and associated notes from the drawing and note that Lots 9 and 10 may be added administratively to the existing cluster or after Build - Through standards are in place.
  - 1.2 Revise note # 2 to reflect 10 lots.
  - 1.3 Make the corrections requested by the County Engineer in his letter of April 23/29, 2004 (If appropriate).
  - 1.4 Add a note notifying the purchasers and owner of lot 8 that the area identified as future roadway must be dedicated as a public access easement for the extension of the private roadway at such time as Outlot A is subdivided into buildable lots.
2. This approval permits 10 single family lots. Eight currently shown and two to be located administratively at a later date.

### General:

3. Before receiving building permits:
  - 3.1 The permittee shall submit a permanent reproducible final site plan as approved with three copies.
  - 3.2 Final plat has been approved.

### **STANDARD CONDITIONS:**

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying this development all development and construction is to comply with the approved plans.
  - 4.2 All privately-owned improvements, including private roadways, are to be permanently maintained by the permittee, its successors and assigns
  - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements,

and similar matters.

- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The City Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

Prepared by:

Mike DeKalb, AICP 441-6370, [mdekalb@ci.lincoln.ne.us](mailto:mdekalb@ci.lincoln.ne.us)  
Planner  
May 3, 2004

**CONTACT:** Brian D. Carstens  
Brian D. Carstens and Associates  
2935 Pine Lake Road, Suite H  
Lincoln, NE 68516  
(402) 474 - 2424

**DEVELOPER:** Gerry A. Krieser  
5212 Troon Drive  
Lincoln, NE 68526  
(402) 327-0521

**OWNER:** Gerry A. and Dianne Krieser  
5212 Troon Drive  
Lincoln, NE 68526  
(402) 327-0521

**SPECIAL PERMIT NO. 1870A  
STEVENS CREEK RIDGE 1<sup>ST</sup> ADDITION  
COMMUNITY UNIT PLAN**

**CONSENT AGENDA  
PUBLIC HEARING & ADMINISTRATIVE ACTION  
BEFORE PLANNING COMMISSION:**

May 12, 2004

Members present: Carlson, Carroll, Larson, Marvin, Pearson, Sunderman, Bills-Strand and Taylor (Krieser declaring a conflict of interest).

The Consent Agenda consisted of the following items: **USE PERMIT NO. 123B; SPECIAL PERMIT NO. 1726B, WEST PARK COMMUNITY UNIT PLAN; PRELIMINARY PLAT NO. 01012, WEST PARK 2<sup>ND</sup> ADDITION; SPECIAL PERMIT NO. 1870A, STEVENS CREEK RIDGE COMMUNITY UNIT PLAN; PRELIMINARY PLAT NO. 04009, STEVENS CREEK RIDGE 1<sup>ST</sup> ADDITION; COMPREHENSIVE PLAN CONFORMANCE NO. 04001 and STREET AND ALLEY VACATION NO. 04003.**

**Item No. 1.2a, Special Permit No. 1726B; Item No. 1.2b, Preliminary Plat No. 01012; and Item No. 1.4, Comprehensive Plan Conformance No. 04001** were removed from the Consent Agenda and scheduled for separate public hearing.

Larson moved to approve the remaining Consent Agenda, seconded by Carroll and carried 8-0: Carlson, Carroll, Larson, Marvin, Pearson, Sunderman, Bills-Strand and Taylor voting 'yes'; Krieser declaring a conflict of interest.

**NOTE: This is final action on Preliminary Plat No. 01012, West Park 2<sup>nd</sup> Addition, and Preliminary Plat No. 04009, Stevens Creek Ridge 1<sup>st</sup> Addition, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.**





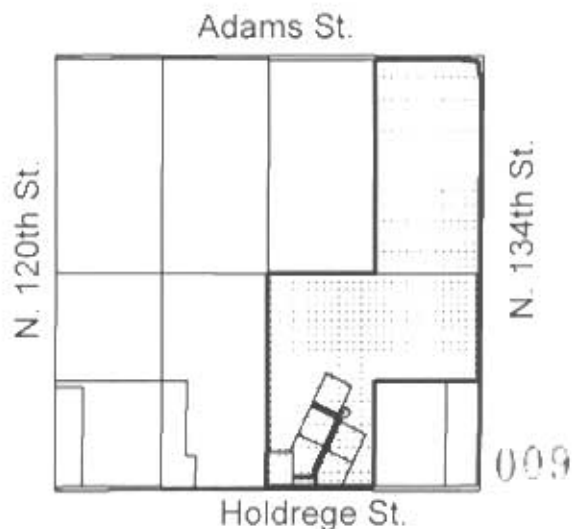
**Preliminary Plat #04009**  
**Special Permit #1870A**  
**Stevens Creek Ridge 1st Add**  
**Zoning:**

- R-1 to R-8 Residential District  
 AG Agricultural District  
 AGR Agricultural Residential District  
 R-C Residential Conservation District  
 O-1 Office District  
 O-2 Suburban Office District  
 O-3 Office Park District  
 R-T Residential Transition District  
 B-1 Local Business District  
 B-2 Planned Neighborhood Business District  
 B-3 Commercial District  
 B-4 Lincoln Center Business District  
 B-5 Planned Regional Business District  
 H-1 Interstate Commercial District  
 H-2 Highway Business District  
 H-3 Highway Commercial District  
 H-4 General Commercial District  
 I-1 Industrial District  
 I-2 Industrial Park District  
 I-3 Employment Center District  
 P Public Use District

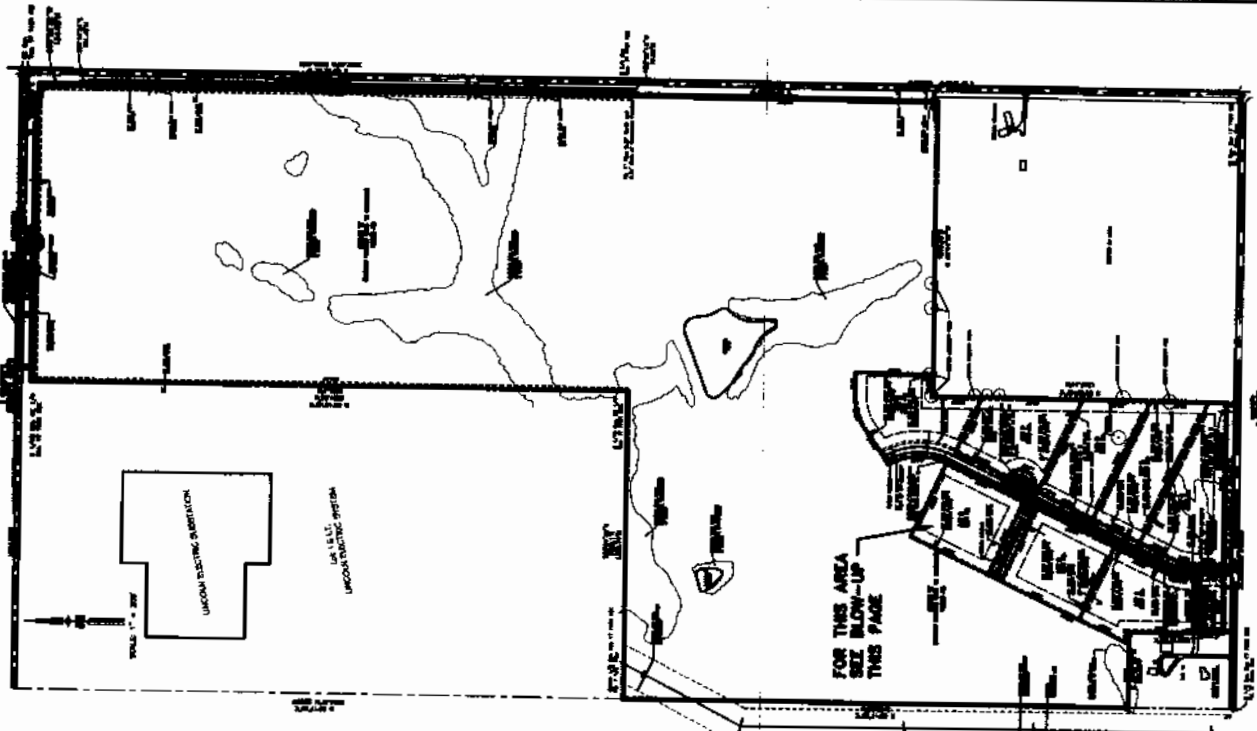
One Square Mile  
 Sec 17 T10N R8E



Zoning Jurisdiction Lines  
 City Limit Jurisdiction



# Preliminary Plat #04009 Special Permit #1870A Stevens Creek Ridge 1st Add



**GENERAL NOTES:**

1. THE PRELIMINARY PLAT MAP SHOWS THE LOTS AND THE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE ONE FOR WHICH THEY ARE INTENDED.
2. THE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE ONE FOR WHICH THEY ARE INTENDED.
3. THE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE ONE FOR WHICH THEY ARE INTENDED.
4. THE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE ONE FOR WHICH THEY ARE INTENDED.
5. THE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE ONE FOR WHICH THEY ARE INTENDED.
6. THE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE ONE FOR WHICH THEY ARE INTENDED.
7. THE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE ONE FOR WHICH THEY ARE INTENDED.
8. THE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE ONE FOR WHICH THEY ARE INTENDED.
9. THE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE ONE FOR WHICH THEY ARE INTENDED.
10. THE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE ONE FOR WHICH THEY ARE INTENDED.

**APPROVALS:**

\_\_\_\_\_  
 SPECIAL PERMIT #1870A

\_\_\_\_\_  
 PRELIMINARY PLAT #04009

**BRIAN D. CARSTENS & ASSOCIATES**  
 LAND USE PLANNING & ENVIRONMENTAL DESIGN

**316 CECILIA ROAD  
 LINCOLN, NE 68511**

**PHONE: 402-441-1111  
 FAX: 402-441-1112  
 WWW.BDCARSTENS.COM**

**STEVENS CREEK RIDGE FIRST ADDITION**

**COMMUNITY UNIT PLAN  
 SPECIAL PERMIT #187A**

**AND  
 PRELIMINARY PLAT #04009**

**N. 10TH ST. & BULLHORN ST.  
 LINCOLN, NE**

**SITE PLAN**

**SCALE: 1"=100'**

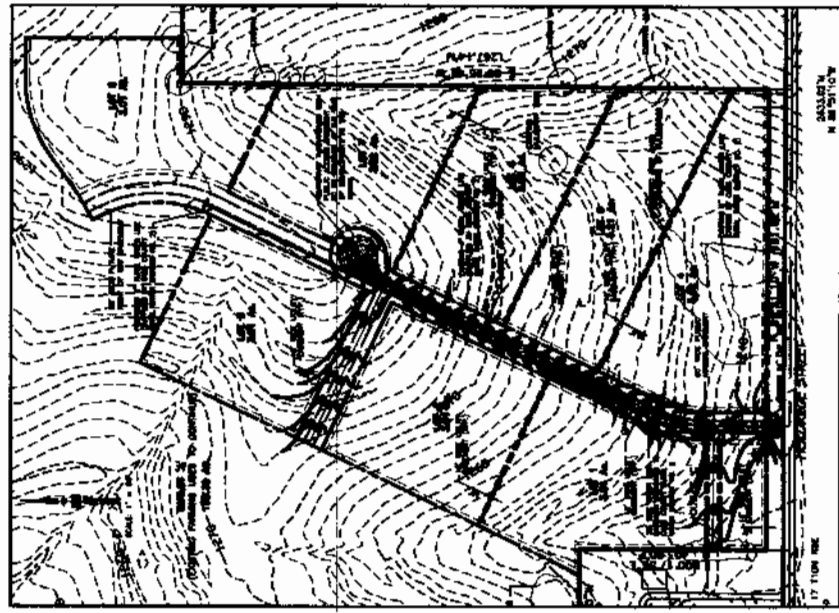
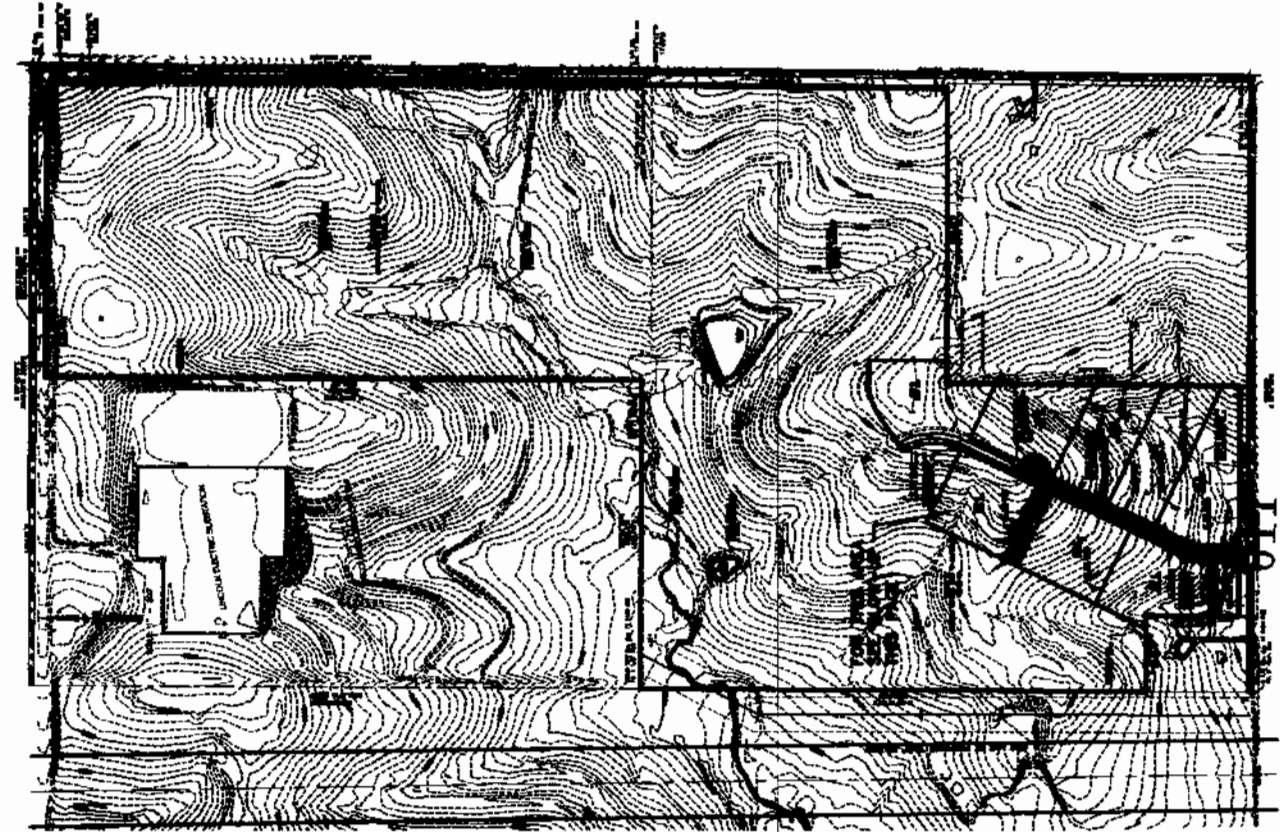
**PROJECT: STEVENS CREEK RIDGE FIRST ADDITION**


Revised 6-2-04

# Preliminary Plat #04009 Special Permit #1870A Stevens Creek Ridge 1st Add

MAY 18 2004

RECEIVED





**BRIAN D. CAMSTONS & ASSOCIATES**  
 LAND USE PLANNING  
 RESIDENTIAL & COMMERCIAL DESIGN

401 OLD COUNTRY ROAD  
 SUITE 100  
 LINCOLN, NE 68112

PHONE: (402) 464-2004  
 FAX: (402) 464-2005  
 WWW.BDCAMSTONS.COM

**STEVENS CREEK RIDGE FIRST ADDITION**

COMMUNITY DEVELOPMENT  
 SPECIAL PERMIT #1870A  
 AND  
 PRELIMINARY PLAT #04009

N. 14TH ST. & BURLINGAME ST.  
 LINCOLN, NE

**GRADING PLAN**

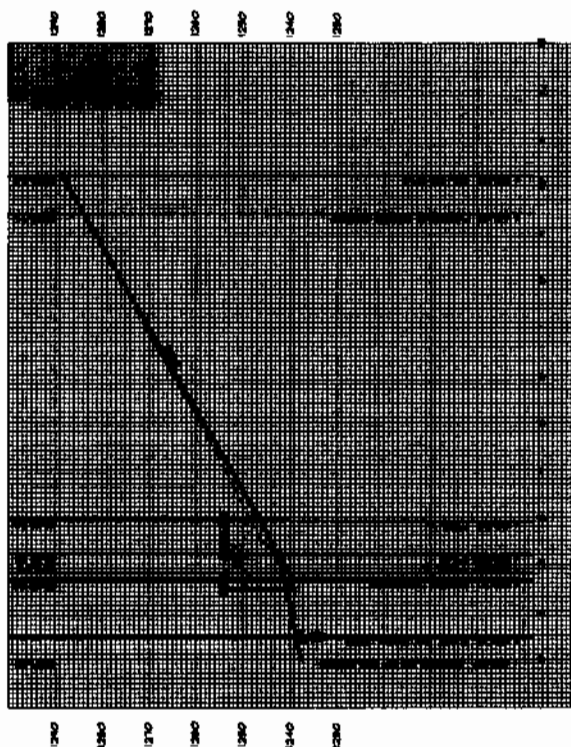


SCALE: 1"=100'

PROPERTY OWNER: BURLINGAME ST. DEVELOPMENT, LLC

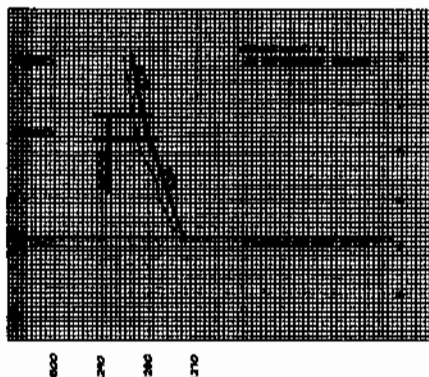
Revised 6-22-04

# Preliminary Plat #04009 Special Permit #1870A Stevens Creek Ridge 1st Add

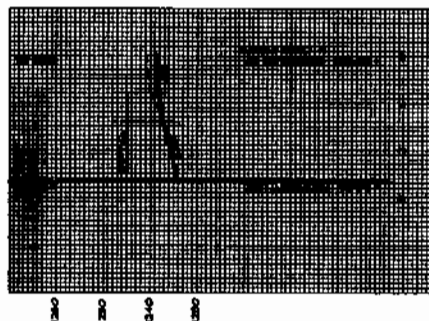


NORTH 124TH STREET

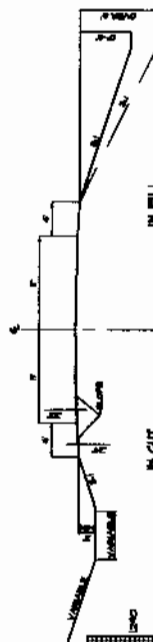
012



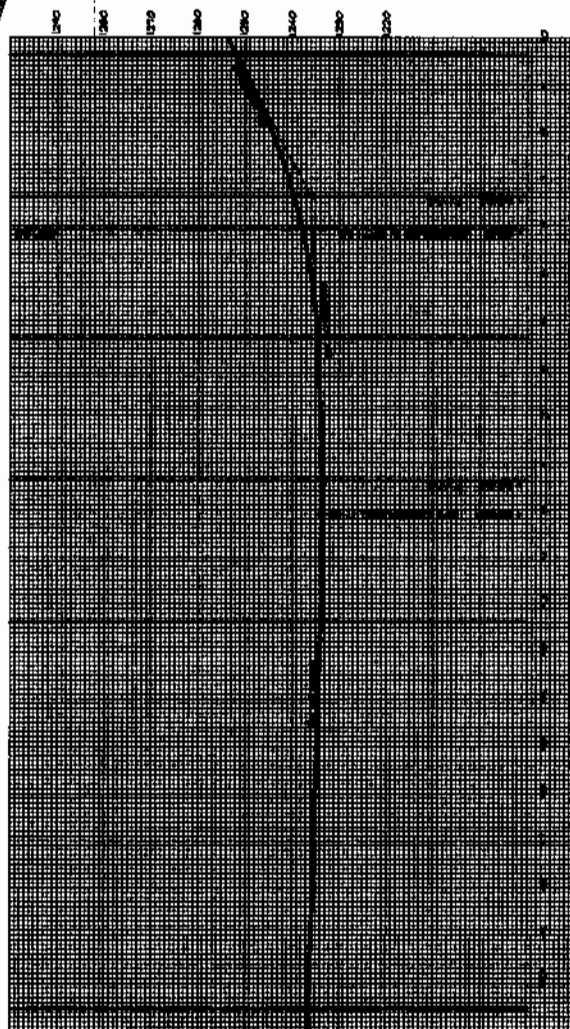
N. 124TH STREET EXTENSION



FUTURE DRIVEWAY



TYPICAL SECTION FOR N. 124TH COURT



HOLDREGE STREET

**BRIAN D. CARSTENS & ASSOCIATES**  
LAND PLANNING  
RESIDENTIAL & COMMERCIAL DESIGN  
801 OLD COUNTRY ROAD  
LINCOLN, NE 68515  
PHONE: (402) 441-5044  
FAX: (402) 441-5045

**STEVENS CREEK RIDGE FIRST ADDITION**

COMMUNITY UNIT PLAN  
SPECIAL PERMIT #1870A  
AND  
PRELIMINARY PLAT #04009

N. 124TH ST. & HOLDREGE STREET  
LINCOLN, NE

**STREET PROFILES**

SCALE:  
1" = 10' HORIZ.  
1" = 10' VERT.  
PROJECT ENGINEER  
DATE: 04/20/04  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

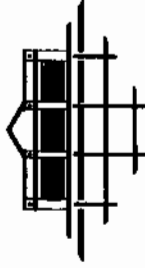
Revised 6-2-04

MAY 18 2004

# **Preliminary Plat #04009 Special Permit #1870A Stevens Creek Ridge 1st Add**

## **GENERAL NOTES**

1. THIS PRELIMINARY PLAT/ C.U.P. CONTAINS 190.0 ACRES MORE OR LESS.
2. THIS PRELIMINARY PLAT/C.U.P. PERMITS 10 SINGLE FAMILY LOTS (LOTS 9 AND 10 MAY BE ADDED ADMINISTRATIVELY TO THE EXISTING CLUSTER OR AFTER BUILD-THROUGH STANDARDS ARE IN PLACE) AND 3 OUTLOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE AND OUT BUILDINGS, ALL LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/ OR NOTED.
3. THE CURRENT ZONING IS 'AG' & THE PROPOSED ZONING IS 'AG' WITH C.U.P.
4. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET, AS PER 'AG' ZONING.
5. THE DEVELOPER / OR OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
6. THE DEVELOPER PROPOSES THE USE OF CASS COUNTY RURAL WATER FOR POTABLE WATER SUPPLY.
7. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS. IF PERCOLATION TEST DO NOT PERMIT SUB SURFACE FIELDS, LAGOONS SHALL BE INSTALLED. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT.
8. THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PRIVATE ROADWAY (N. 129TH STREET STREET) WITH ASPHALT IN ACCORDANCE WITH LANCASTER COUNTY STANDARDS. ASPHALT PAVING SHALL BE TYPE SP1. PERFORMANCE GRADED BINDER (58-28), 0.5 INCH GRADATION BAND. SUBGRADE TESTING SHALL BE IN CONFORMANCE TO COUNTY STANDARDS AND WITNESSED BY A COUNTY ENGINEERING DEPARTMENT INSPECTOR. ASPHALT PAVING SHALL BE INSPECTED BY THE SAME MEANS.
9. DEVELOPER SHALL INSTALL STREET IDENTIFICATION SIGNS, ONE 25 MPH SPEED LIMIT SIGN AND ONE "NO OUTLET" SIGN, ALL JUST NORTH OF HOLDRIDGE STREET ON NORTH 129TH STREET AND ONE STOP SIGN.
10. ONLY ONE SUBDIVISION GROUND SIGN SHALL BE PERMITTED FOR THIS DEVELOPMENT.
11. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
12. COMMON AND PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER THE PRIVATE ROADWAY SHOWN.
13. DIRECT VEHICULAR ACCESS TO HOLDRIDGE STREET IS HEREBY RELINQUISHED EXCEPT TO N. 129TH STREET (OUTLOT 'B') AND ONE EXISTING FARM ACCESS TO HOLDRIDGE STREET. DIRECT VEHICULAR ACCESS TO N. 134TH STREET IS HEREBY RELINQUISHED EXCEPT TO FOUR EXISTING FARM ACCESS TO N. 134TH STREET AND POSSIBLY ONE FUTURE SHARED ACCESS FOR TWO LOTS. DIRECT VEHICULAR ACCESS TO ADAMS STREET IS HEREBY RELINQUISHED EXCEPT FOR ONE POSSIBLE SHARED ACCESS TO THE TWO LOT (9 & 10) AND ONE FARM ACCESS TO ADAMS STREET. THE FUTURE POSSIBLE SHARED ACCESS FOR THE TWO LOTS (9& 10) ALONG NORTH 134TH STREET OR ADAMS STREET SHALL APPLY TO ADAMS OR NORTH 134TH STREET, NOT THE BOTH. THE FARM ACCESSSES WILL BE RELINQUISHED AT SUCH TIME AS FUTURE DEVELOPMENT OCCURS.
14. ALL TOPOGRAPHIC CONTOURS ARE AT NAVD 88 DATUM.
15. THE FOLLOWING WAIVERS ARE APPROVED WITH THIS PRELIMINARY PLAT NO. 04009 AND SPECIAL PERMIT NO. 04004 : SIDEWALKS, STREET TREES, STREET LIGHTING, LANDSCAPE SCREENING AND BLOCK LENGTH.
16. A STATEMENT SHALL BE ADDED TO THE DEDICATION OF THE FINAL PLAT STATING "ANY CONSTRUCTION OR GRADE CHANGES IN LES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS".
17. IF THE EAST BELTWAY IS BUILT IN THE MIDDLE CORRIDOR, OUTLOT 'C' WILL BE GRADED AT THE TIME THAT THE BELTWAY IS BEING BUILT. IT SHALL BE THE OWNER OF LOT 19 I.T. OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 8 EAST OF LANCASTER COUNTY, NEBRASKA EXPENSE TO EITHER PAVE OR GRAVEL THE ROADWAY AT COUNTY STANDARDS FROM N. 129TH ST. TO THEIR PROPERTY.
18. WHEN NORTH 129TH STREET IS EXTENDED INTO LOT 8, THE EXISTING CUL-DE-SAC SHALL BE REMOVED.
19. THE PURCHASERS AND OWNERS OF LOT 8 SHALL BE NOTIFIED THAT THE AREA IDENTIFIED AS FUTURE ROADWAY MUST BE DEDICATED AS A PUBLIC ACCESS EASEMENT FOR THE EXTENSION OF THE FUTURE PRIVATE ROADWAY AT SUCH TIME AS OUTLOT 'A' IS SUBDIVIDED INTO BUILDABLE LOTS.



**BRIAN D.  
CARSTENS  
& ASSOCIATES**

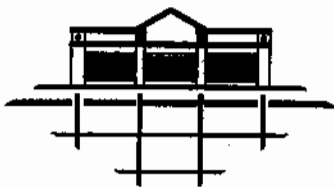
**LAND USE PLANNING  
RESIDENTIAL  
& COMMERCIAL  
DESIGN**

**601 OLD CHENEY ROAD  
SUITE 'C'  
LINCOLN, NE 68512**

**PHONE: (402) 434-2424  
FAX: (402) 434-0467  
© 2004 CARSTENS, INC.**

*Revised 6-2-04*





# BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN

601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

April 9, 2004

Mr. Marvin Krout  
Director of Planning  
Lincoln City- Lancaster County Planning Department  
555 South 10th Street  
Lincoln, NE 68508

RE: STEVENS CREEK RIDGE FIRST ADDITION  
PRELIMINARY PLAT #04009 & SPECIAL PERMIT #04004  
NORTH 129TH STREET & HOLDREGE STREET

Dear Mr. Krout,

On behalf of Gerry and Dianne Krieser, we re-submit the above mentioned applications. The following revisions have been made in response to the Planning Department letter dated April 1, 2004.

1. The easements requested by Lincoln Electric System have been shown on the plan.
2. The cul-de-sac located on North 129<sup>th</sup> Street has been modified as a temporary turnaround with public access easement to be removed at the time of development to the north.
3. The future lot line has been shown on the plan for Lot 8 adjacent to Outlot B extension.
4. A lot has been added to the plans to show 10 dwellings as per the density calculations.
5. The rural water lines have been shown to serve Lots 8, 9 & 10.
6. General Note #13 has been amended to show relinquishment of direct vehicular access to Adams Street except to Lots 9, 10 and one farm access.
7. The "possible street extension" has been renamed "129<sup>th</sup> Street Extension".
8.
  - 1) General Note #13 has been revised to show relinquishment to North 134<sup>th</sup> Street except for four existing farm accesses. The note also states that the farm accesses will be relinquished at such time as future development occurs.
  - 2) General Note #13 has been amended to show relinquishment of direct vehicular access to Adams Street except to Lots 9, 10 and one farm access.
  - 3) A 60' wide common access easement for a future street is shown between Lots 9 & 10.
  - 4) All the improvements that are existing are shown as existing.
  - 5) The cul-de-sac located on North 129<sup>th</sup> Street has been modified as a temporary turnaround with public access easement to be removed at the time of development to the north.
9. A request for Storm Water Detention is not requested. The pre and post development conditions have been shown on the Grading Plan to show that storm water detention is not required.

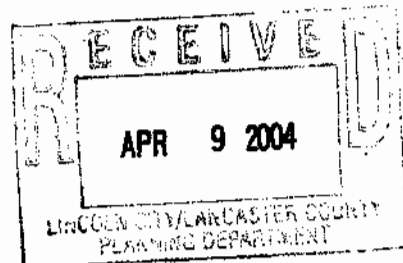
Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Gerry and Dianne Krieser

Enclosures: 6 Copies of Sheets 1 through 3 of 3





**BRIAN D. CARSTENS AND ASSOCIATES**  
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

February 26, 2004

Mr. Marvin Krout  
Director of Planning  
Lincoln City- Lancaster County Planning Department  
555 South 10th Street  
Lincoln, NE 68508

RE: STEVENS CREEK RIDGE FIRST ADDITION - PRELIMINARY PLAT & COMMUNITY UNIT PLAN #1870A  
NORTH 129TH STREET & HOLDREGE STREET

Dear Mr. Krout,

On behalf of Gerry and Dianne Krieser, we submit the above-mentioned applications for your review. Stevens Creek Ridge First Addition is an expansion of the existing C.U.P. of #1870 on approximately 190 acres and is currently zoned 'AG'. Stevens Creek Ridge was previously approved for five single-family acreage lots we are requesting four additional lots, containing a minimum of 3 acres. They will each have public water from the Cass County Rural Water District and individual septic systems. We are not changing the existing private roadway of North 129<sup>th</sup> Court which is currently paved to meet Lancaster County design standards.

We have 'clustered' the 8 lots close to Holdrege Street and one lot along Adams Street so the that balance of the farm can continue to be farmed. We have shown a future access to the existing farmstead in the Southwest corner of the property, as their access will have to relocate due to the proposed grades of Holdrege Street. In addition, we have shown a future roadway towards the northern end of N. 129th Ct. to allow for any potential future subdivision, we are now using the end of the roadway for access to Lot 8. Lot 8 will need to be re-platted someday when further subdivision happens to the North. We have provided Lot 8 with additional land area so that when North 129<sup>th</sup> Court is extended there will still be 3.01 acres. The width of the proposed Outlot B will allow for the standard 60' right of way dedication if this area is ever further subdivided or annexed.

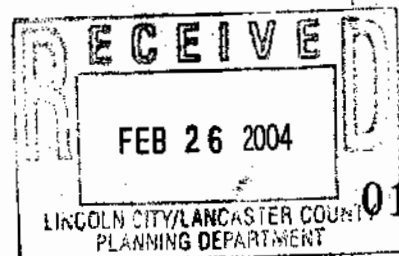
We are requesting waivers to the Land Subdivision Ordinance to waive sidewalks, street trees, street lighting, landscape screening and block length, as each lot is larger than 1 acre and this project will not be annexed into the City of Lincoln in the near future. We are also requesting 'fast track' processing of the Preliminary Plat, as this is a very straight forward application. Please note that we are not asking for the 20% density bonus, as we do not want to 'lock' Outlot A into a 99 year conservation easement that would prevent future development of the area.

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

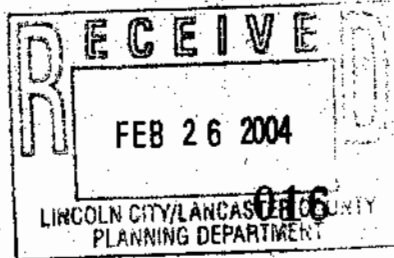
cc: Gerry and Dianne Krieser



Page 2

**Enclosures:**

24 Copies of Sheet 1 of 3  
8 Copies of Sheets 2 of 3 and 3 of 3  
City Application for a Preliminary Plat  
City Application for a Special Permit  
Application Fee  
Certificate of Ownership  
Letter from the Cass County Rural Water District  
3 Copies of the Preliminary Soils Analysis  
8-1/2" x 11" Reductions of Sheet 1 of 3





# CASS COUNTY RURAL WATER DISTRICT NO 2

PO BOX 195  
108 SOUTH 4TH STREET  
ELMWOOD, NEBRASKA 68349

MANAGER: Bob West

Phone 402/994-2555  
Cellular 402/430-9680  
Fax 402/994-2550  
Clerk: Faye Berry

## BOARD OF DIRECTORS

Jerry Delhay, Chairman - 2006  
Otoe County  
Don Edwards, Vice-Chairman - 2006  
Lancaster County  
Dave Erickson, Treasurer - 2006  
Greenwood Precinct & Salt Creek Precinct  
Dean Douglas, Secretary - 2005  
Member At Large  
Mark Roland - 2005  
Tipton Precinct & Stockton Precinct  
Tom Goodie - 2004  
Stove Creek Precinct  
Dave Stock - 2004  
So. Bend Precinct & Elmwood Precinct

February 26, 2004

Gerry Krieser

RE: SE 1/4 Section 17-10-8, approximately 130th & Holdrege Street  
and  
NW 1/4 Section 17-10-8, approximately 130th & Adams Street

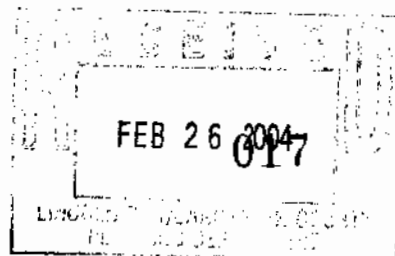
This is to inform you that at the current time we have water available to be used for an additional three (3) lots in the SE 1/4 of Section 17-10-8 for a total of eight (8) hookups in the Stevens Creek Ridge Development.

This is also to inform you that at the current time we will be able to provide for one (1) hookup in the NW 1/4 of Section 17-10-8.

Sincerely,

*Faye K. Berry*  
Faye K. Berry  
Clerk

Faxed to Brian Carstens & Associates, Fax # 434-0467





Lancaster

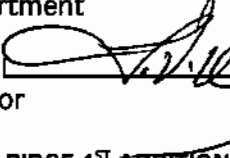
County

Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

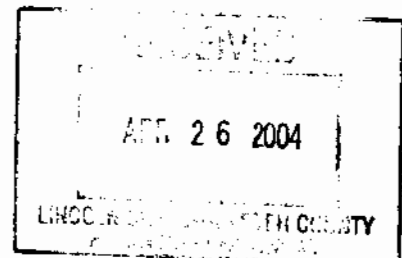
**DATE:** April 23, 2004  
**TO:** Mike DeKalb  
Planning Department  
**FROM:** Larry V. Worrell   
County Surveyor  
**SUBJECT:** STEVENS CREEK RIDGE 1<sup>ST</sup> ADDITION  
CUP AND SPECIAL PERMIT #04004

---

This office has reviewed subject development and would offer the following comment:

- 1) Direct vehicular access to Adams Street shall be relinquished except for the one common access point for Lots 9 and 10.

LW/bml  
Subdlv/Stevens Creek Ridge/First Add. CUP and SP #04004



018

Lancaster

County

Engineering

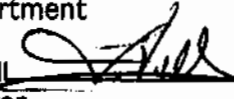
Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

**DATE:** April 29, 2004

**TO:** Mike DeKalb  
Planning Department

**FROM:** Larry V. Worrell   
County Surveyor

**SUBJECT:** STEVENS CREEK RIDGE 1<sup>ST</sup> ADDITION  
FINAL PLAT

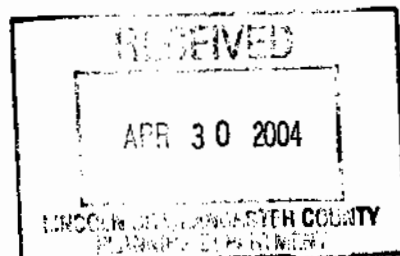
---

Upon review, this office would have the following comments:

- 1) Dedication to show, direct vehicular access to Adams Street is hereby relinquished except a joint use access location for Lots 1 and 2, Block 2. This access location to be where the future street is to be proposed.

LVW/bml

Subdiv/Stevens Creek Ridge/1st Addition Final Plat Vehicular Access



019

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Mike DeKalb

**DATE:** March 4, 2004

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder  
Doug Smith

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** EH File

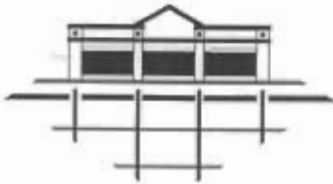
**SUBJECT:** Steven's Creek Ridge

EH Administration

1<sup>st</sup> Addition  
PP #04009 SP #04013

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- The developer has adequately addressed potable water supply issues. The developer proposes the use of Cass County Rural Water for potable water.
- The developer has adequately addressed wastewater treatment issues. The developer proposes the use of sub surface fields or lagoons based on percolation test results.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.



**BRIAN D. CARSTENS AND ASSOCIATES**  
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

May 18, 2004

Mr. Marvin Krout  
Director of Planning  
Lincoln City- Lancaster County Planning Department  
555 South 10th Street  
Lincoln, NE 68508

RE: STEVENS CREEK RIDGE FIRST ADDITION  
PRELIMINARY PLAT #04009 & SPECIAL PERMIT #1870A  
NORTH 129TH STREET & HOLDREGE STREET

Dear Mr. Krout,

On behalf of Gerry and Dianne Krieser, we re-submit the above mentioned revised applications. The following revisions have been made in response to the Planning Commission comments for the May 12, 2004 meeting.

- 1.1 Lots 9 and 10 have been removed from the plans and note 2 has been revised to state that "Lots 9 & 10 may be added administratively to the exiting cluster or after Build-Through standards are in place.
- 1.2 Note 2 has been revised to state 10 lots.
- 1.3 As per the County Engineer's letter we have relinquished direct vehicular access to Adams street except for one common access point for possible lots of 9 and 10.
- 1.4 Note 19 has been added to state the following "The purchasers and owners of Lot 8 shall be notified that the area identified as future roadway must be dedicated as a public access easement for the extension of the future private roadway at such time as Outlot 'A' is subdivided into buildable lots."

We are anxious to get onto County Board Public Hearing , please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Gerry and Dianne Krieser

Enclosures: 6 Copies of Sheets 1 through 3 of 3  
Reduced copies of sheets 1 through 3



Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

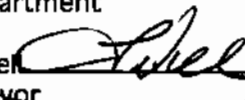
Engineering

Department

DEPUTY - LARRY V. WORRELL  
COUNTY SURVEYOR

**DATE:** May 27, 2004

**TO:** Mike DeKalb  
Planning Department

**FROM:** Larry V. Worrell   
County Surveyor

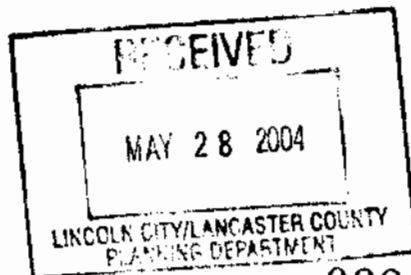
**SUBJECT:** STEVENS CREEK RIDGE 1<sup>ST</sup> ADDITION  
PRELIMINARY PLAT - REVISIONS

---

Upon review, this office has no objections to this submittal, subject to notation that each lot shall be permitted only one residential access on the Final Plat.

LVW/cm

SUBDIV.WK/Stevens Creek Ridge/First Addition Revisions to PP.Mem



022